



Z-18-100 City of Atlanta Zoning Ordinance Update Phase II

Overview

Why: The Mayor and City Council began the process of reviewing the Atlanta Zoning Ordinance by performing a diagnostic of the existing zoning code provisions in combination with professional City staff and a consultant team. The diagnostic, performed over one year, resulted in a document that made a series of recommendations for future changes to the Zoning Ordinance, including amendments to the regulations.

What: The Diagnostic categorized the recommendations into 1) those that could be completed in a relatively short period of time as “**Quick Fixes,**” or “**Medium Fixes;**” and 2) those that would require a comprehensive overhaul of the current Zoning Ordinance and would likely require a period of two to four years to complete.

The proposed recommendations seek to clarify and improve certain provisions of the Atlanta Zoning Ordinance and Subdivision Ordinance, provide consistency with the Atlanta City Design project, the City’s Comprehensive Development Plan and other comprehensive planning processes, update consistency with state and federal law, and advance the public health, safety and welfare of citizens. The recommendations topics were broken down into two Phases: Phase I - “Quick Fixes” and Phase II - “Medium Fixes.” Based upon the widespread support of “Quick Fixes” Phase I (Z-17-93) legislation, the proposed amendments were adopted and approved in May 2018.

Currently, the city is undergoing a continued community vetting process of Phase II “**Medium Fixes.**” These proposed adjustments consist of a series of Zoning Ordinance amendments that involve the following subject area categories: Accessory Dwellings (Section 2.1); Definitions Update (Section 2.2); Industrial Districts Uses (Section 2.4); Loading Requirements (Section 2.6); MRC (Mixed-Residential Commercial) Residential Density Increase (Section 2.7); Missing Middle Zoning District (Section 2.8); Parking (on-street, shared, old buildings) (Section 2.9); Neighborhood Design Standards (Section 2.10); Telecommunications Updates (Section 2.11); Transitional Height Plane Updates (Section 2.12); and Quality of Life Districts (Section 2.13). The “Medium Fixes” identified above represent the topics consistently brought forward by the various stakeholders during the Diagnostic Phase of the Zoning Assessment.

Thus far, Phase II community engagement meetings for “Medium Fixes” recommendations included two (2) Public Forums, eight (8) Open House Sessions, and six (6) “Deep Dive” Sessions. Overall, since the launch of Phase II topics, the Office of Zoning & Development has conducted 16 community meetings throughout each quadrant of the City. Our mission is to ensure that citizens are able to easily understand the importance of updating the Atlanta Zoning Ordinance and to receive feed back on the proposed amendments. The proposed adjustments are now being vetted through the Neighborhood Planning Unit (NPU) system. During the month of September 2018, the Office requests that you review and comment on each topic. However, in October 2018, the Office will request that you vote on the proposed amendments to the city’s zoning ordinance.

An “Informational Booklet” inclusive of graphics to enhance understanding of the proposed amendments is available. Staff from the Office of Zoning and Development are also available to further explain the proposed amendments.

When: The Zoning Review Board (ZRB) is scheduled to hold a public hearing on November 1 or 8, 2018, at the earliest. For more information contact Mary Darby, Urban Planner III at madarby@AtlantaGa.gov, or Sushmita Arjyal, Urban Planner I at sarjyal@AtlantaGa.gov.